

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Acceptance of the Map of Dedication
for a portion of Westar Drive in Estrella Mountain
Ranch

STAFF PRESENTER: Keith Brown
COMPANY
CONTACT: Larry McDonough, SunChase

RECOMMENDATION:

Council approve the Acceptance of the Map of Dedication for a portion of Westar Drive located in Estrella Mountain Ranch.

COMMUNITY BENEFIT:

The right-of-way dedication is necessary for the future development of Estrella Mountain Ranch and to provide access to a future sewer lift station.

DISCUSSION:

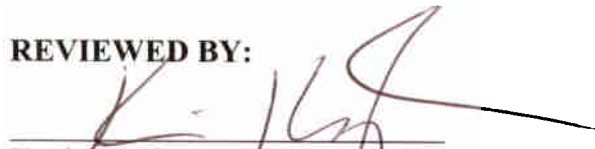
Westar Drive will ultimately comprise a loop road connection between Estrella Parkway and San Miguel Drive within Estrella Mountain Ranch (see attached Vicinity Map). A portion of Westar Drive from Estrella Parkway to approximately one mile west has previously been dedicated for the development of several parcels in that area. This MOD dedicates an additional 1.3 miles of right-of-way for Westar Drive, extending it further to the west and north. The remaining $\frac{3}{4}$ mile section of Westar Drive will be dedicated with future development to make the final connection to San Miguel Drive.

The right-of-way width for this section of Westar Drive varies from 100' to 80'. Westar Drive is a major collector street and will consist of 2 travel lanes and a bike lane in each direction with a center median.

FISCAL IMPACT:

The right-of-way will be dedicated to the City of Goodyear at no cost to the City.

REVIEWED BY:


Kevin Kugler
Acting Community Development Director


Grant Anderson – Deputy City Manager

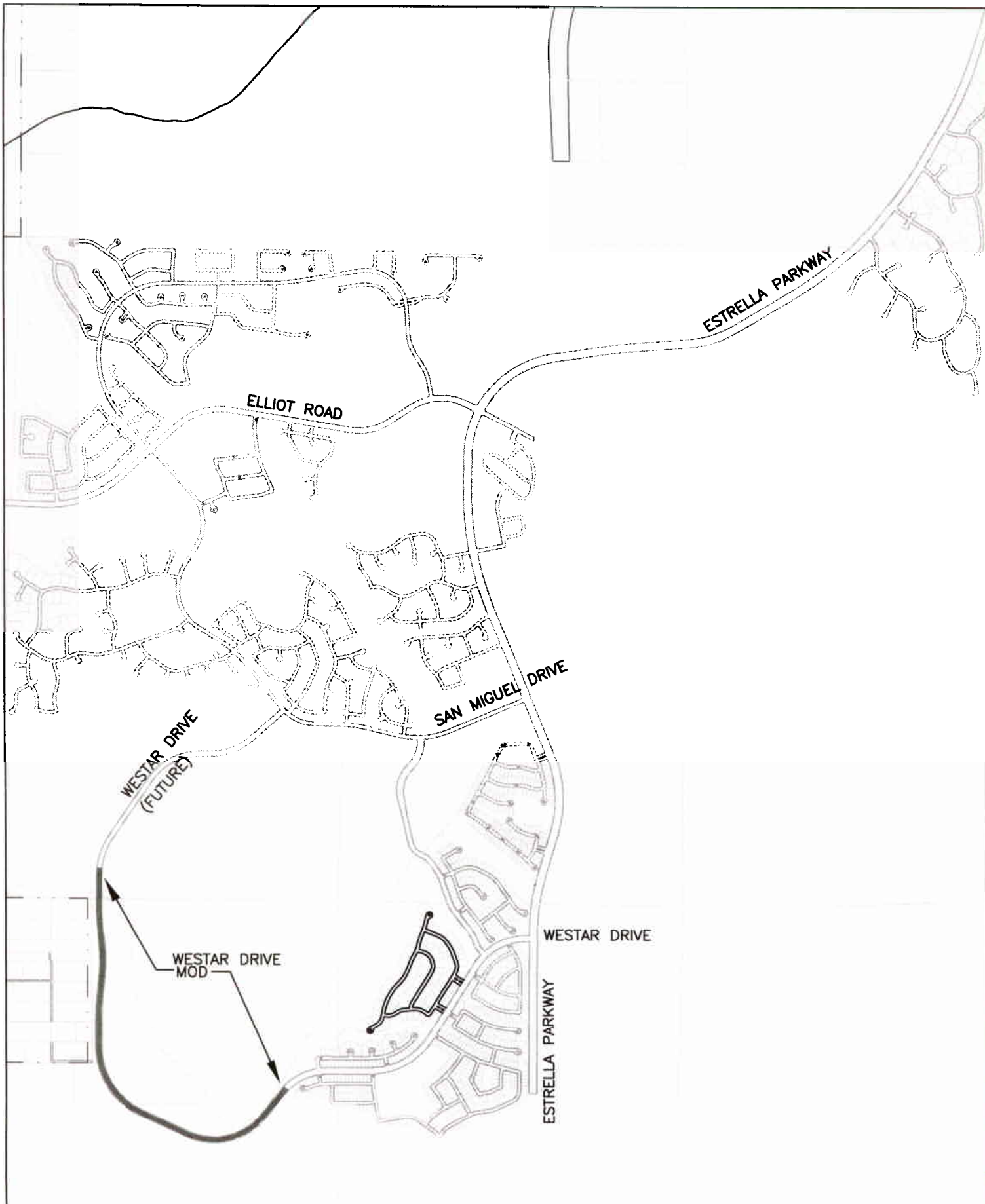

Jim Oeser – City Attorney


Larry Price – Finance Director


Stephen Cleveland – City Manager

PREPARED BY:


Keith Brown – Assistant City Engineer



COAC NO. 03-1936

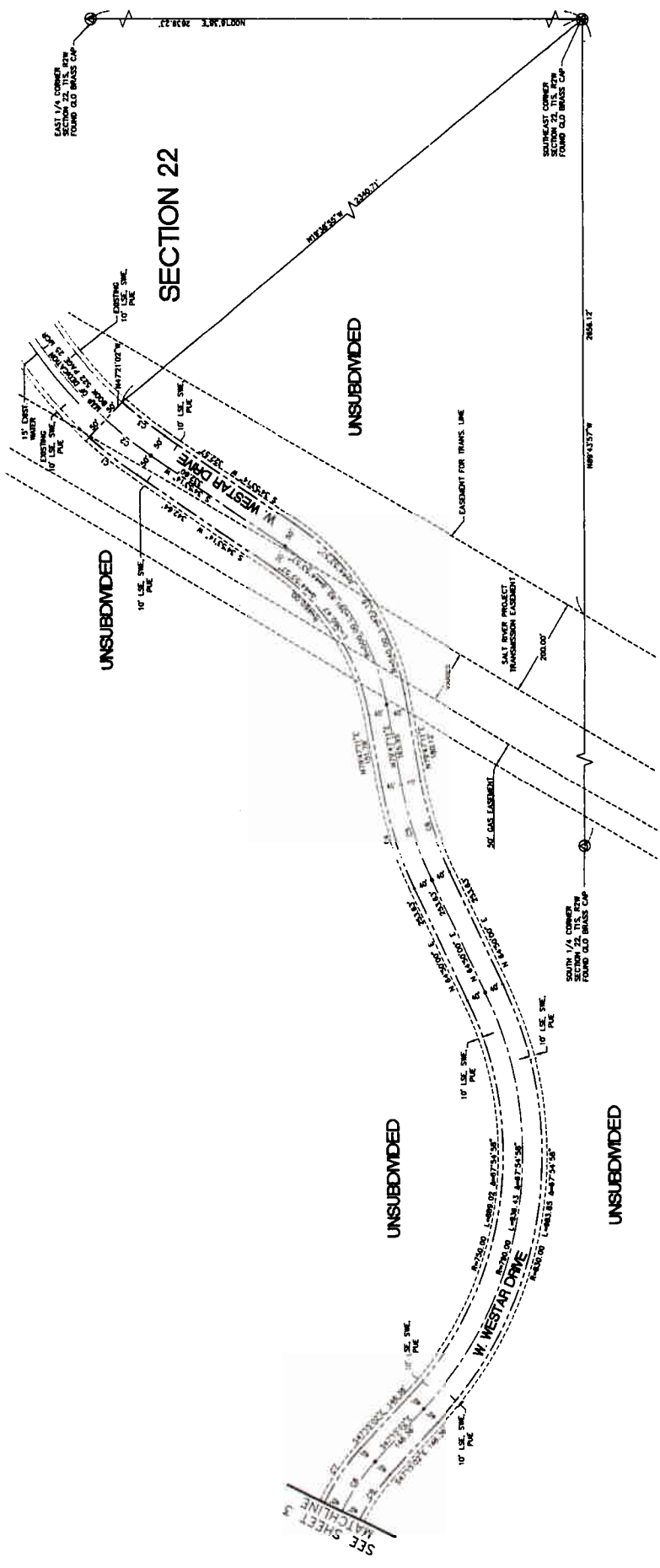
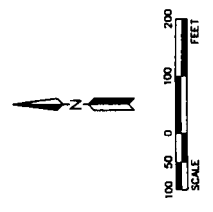
11/24/03

Vicinity Map
WESTAR DRIVE
MAP OF DEDICATION



SCALE
1"=2000'

CITY OF GOODYEAR
ENGINEERING



ESTRELLA MOUNTAIN RANCH
WESTSTAR DRIVE PHASE 2
GOOD YEAR, ARIZONA

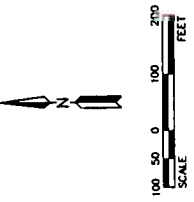
MAP OF DEDICATION


CMV

CMV FILE: 1400.20
DATE: 10-17-03
SCALE: 1"=100'
DESIGNED BY: CHERRY, INC.
CHECKED BY: CHERRY, INC.
DATE: 10-17-03
SHEET 2 OF 3



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	172.59	850.00	45.44
C2	119.22	880.00	24.54
C3	172.59	850.00	45.44
C4	119.22	880.00	24.54
C5	172.59	850.00	45.44
C6	119.22	880.00	24.54
C7	172.59	850.00	45.44
C8	119.22	880.00	24.54
C9	172.59	850.00	45.44
C10	119.22	880.00	24.54



ESTRELLA MOUNTAIN RANCH	
WESTAR DRIVE, PHASE 2	
GOOD YEAR, ARIZONA	
MAP OF DEDICATION	
	CMW PROJ. #4000.20
	DATE: 10-17-03
	SCALE: 1"=100'
DESIGNED: CMR	DRAWN: AG
REV.	APPROVED: DJP
	CMW NO. 3
	SHEET 3 OF 3

Memorandum

To: Harvey Krauss
From: Larry M. McDonough
Date: 12/04/03
Re: County Residents

I was able to talk to one of the residents while I was taking pictures of the County lots that abut the Estrella Mountain Ranch Property in Golf Village. Her name is Charii Poteet. (She said her "man's" name is Gene Martin. I don't know if that's his first & middle name or if they have different last names.) They live in the bright blue double-wide mobile home. Her phone number is (623) 386-8356.

Charii called out to me while I was taking the pictures. I went over to talk to her. She was on the phone with "her man". I explained that I was taking pictures for the City's review. There was a debate about whether the County residents would rather have a roadway or homes built closest to their properties. There was not even a moment of hesitation before she adamantly declared that of course the residents would rather have a road than homes adjacent to their lots. She then confirmed that position with "her man". She went on to state that her first preference would be for NO development but if there was going to be something it should certainly be a road next to her lot. Her opinion was that all of the existing residents would also prefer to have a roadway closer to their lots than homes. She said it would be fine if you wanted or needed to call her to confirm this opinion.

I left her my card and told her to call me if she had any more questions. I went on to tell her that once we were closer to having construction plans I would meet with the County residents to explain the project.

WESTAR DRIVE ALIGNMENT

The Westar Drive alignment along the western boundary of Golf Village, within Estrella Mountain Ranch, has been analyzed by no less than 5 different professional planners. Several factors were considered in determining the best alignment of the roadway. These included the geometry of the roadway, impacts to Army Corps of Engineers 404 washes, parcel/lot layouts that take advantage of open space, (the LUM Wash), versus the roadway abutting the open space and the lots abutting unattractive existing property in the neighboring Maricopa County, and a buffer between the lots in Maricopa County and the new lots in EMR. These professional land planners unanimously agreed that Westar Drive should be aligned to run along the western EMR boundary and the proposed residential lots should be located along the natural open space provided by the LUM Wash. This alignment of Westar Drive is reflected in the Estrella Mountain Ranch Land Plan adopted by the City of Goodyear on August 24, 1998, and in the City of Goodyear General Plan, ratified by the Voters of the City of Goodyear in November of 2003.

IMPACT ON THE LOTS/RESIDENTS TO THE WEST OF EMR

The lots to the west of the Estrella Mountain Ranch property line are located within unincorporated Maricopa County. These lots are generally oriented East/West. None of these lots have access, or depend on access, from the East, (Estrella Mountain Ranch property). These lots, existing residences, and the maintenance of these lots are not subject to the same high standards imposed by the City of Goodyear or the Estrella Mountain Ranch Homeowners Associations.

Locating Westar Drive along the western boundary of EMR will create a buffer between the existing County lots and the new EMR lots as opposed to building as many as five new 65'-wide lots immediately adjacent to the existing County lots. The homes on these new lots would be located within 25' of the rear property lines of the County lots, (20' rear set-back plus an approximately 5' wall maintenance easement/slope easement.

The roadway section intended to be used will be a "Major Collector Road" per COG detail G-3124-1, (even though the traffic volume on this segment of Westar Drive, after construction of the lots and homes, will be extremely minimal due to the 100% residential nature of this roadway and the limited number of dwelling units, approximately 50% less than allowed under the Golf Village PAD, to be built in this area). The buffer between the County lots and the new EMR lots created by this roadway placement will vary from 100' to 155' wide, plus the open space area of the Final Plat for Parcel 98 and the 20' minimal building setbacks.

This roadway section calls for an 80' right of way plus a 10' landscape tract on each side of the right of way. In some instances this roadway section abuts the common property lines of EMR and the adjacent County lots. In this condition the closest travel lane of the roadway is approximately 19.5' away from these property lines. This condition exists along approximately 50% of the 2600 l.f. of roadway next to the County lots. Due to the curvilinear nature of this roadway the closest travel lane to the County lots on the remaining 50% of this portion of roadway varies from 19.5' to 93' away from the common property lines.

A wall will be built parallel with and close to the common property line, (allowing for adequate slope and/or wall maintenance area), whether Westar Drive or residential lots are built along this common property line. If single family homes were to be built adjacent to these lots they would typically be located at the 20' building setback line. This 20' plus a nominal 5' slope/maintenance easement for the wall would result in homes being built approximately 25' from the County lot lines.

The impact to the County property owners caused by the construction of Westar Drive as a buffer to these lots will be more in keeping with the rural environment it seems they have pursued than by constructing homes adjacent to the County lots.

IMPACT ON FUTURE EMR RESIDENTS

The westerly alignment of Westar Drive along the City of Goodyear,(EMR)/Maricopa County boundary provides for a buffer between the proposed up-scale EMR lots and the negative visual impact of the properties located in Maricopa County. This alignment also provides for lots to back onto the natural open space and proposed trail along the LUM Wash. This orientation of the lots will be immensely more desirable to the future residents of EMR, (and citizens of the City of Goodyear), than if the lots were to be built adjacent to the County lots and subject to the negative visual impact and non-existent maintenance requirements afforded by the lots located in Maricopa County.

LUM WASH
PARCEL

WESTAR DRIVE

100A

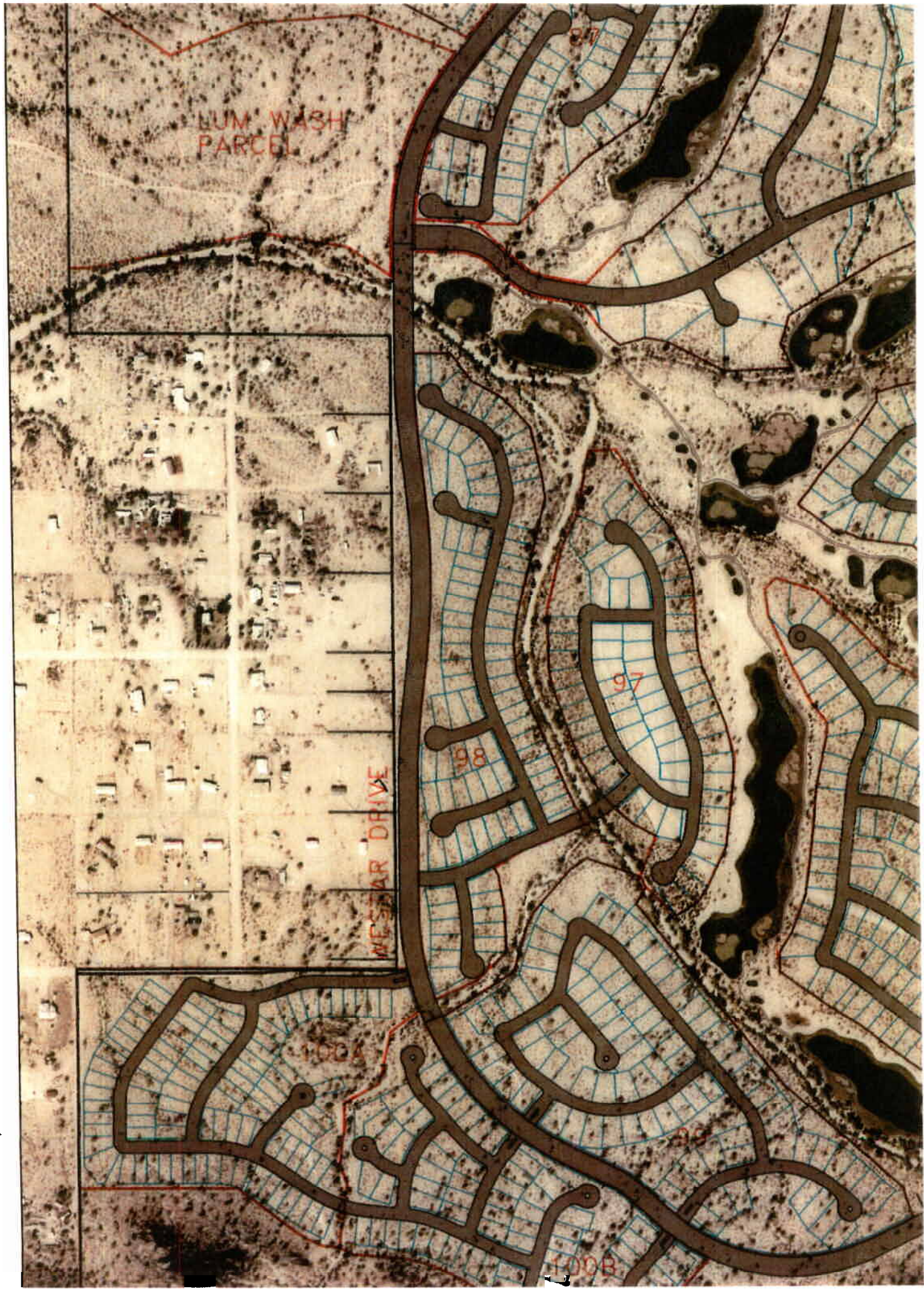
98

97

99

100B

1" = 500'

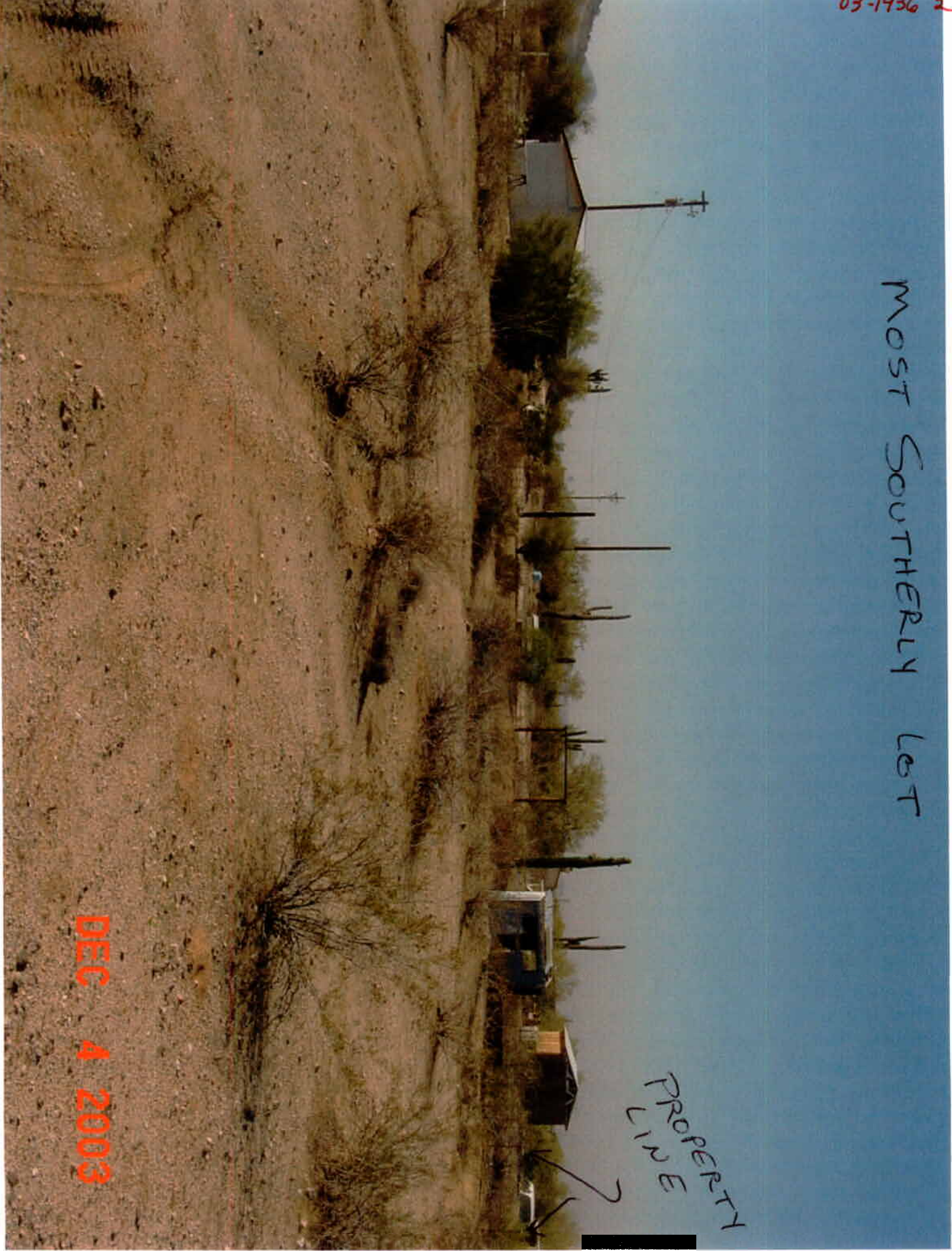


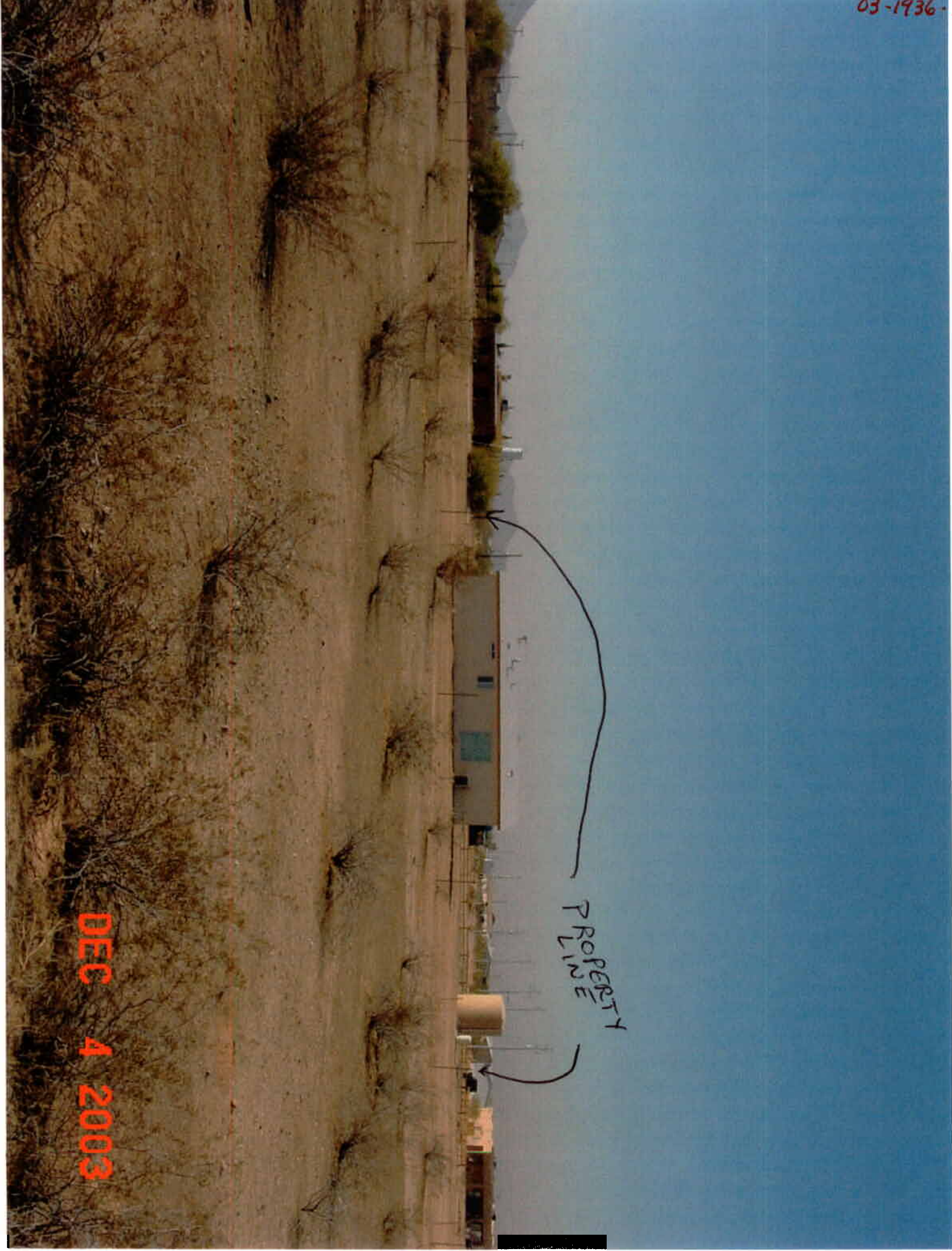
03-1736 2

MOST SOUTHERLY LOT

PROPERTY
LINE

DEC 4 2003





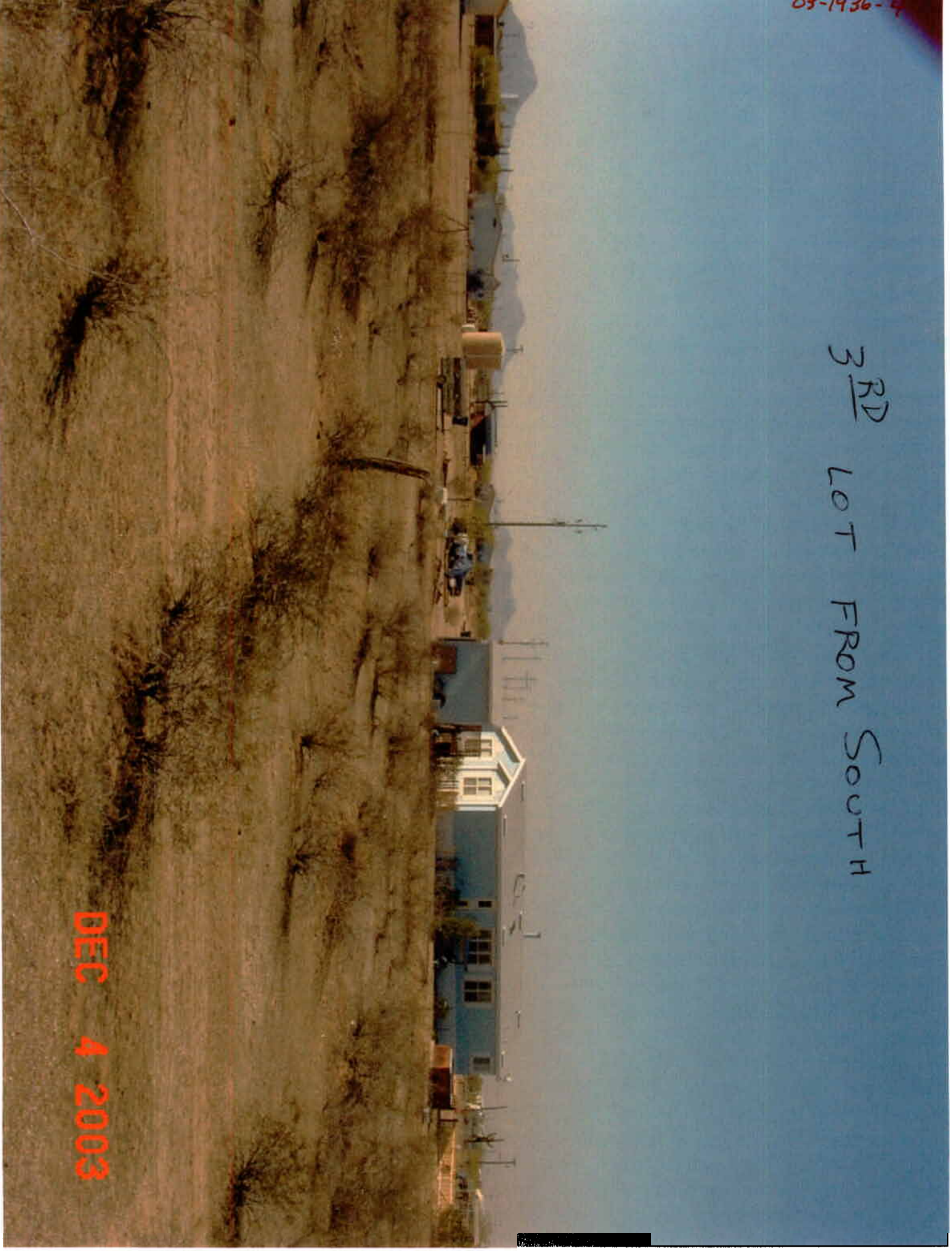
PROPERTY
LINE

DEC 4 2003

03-1936-4

3 RD

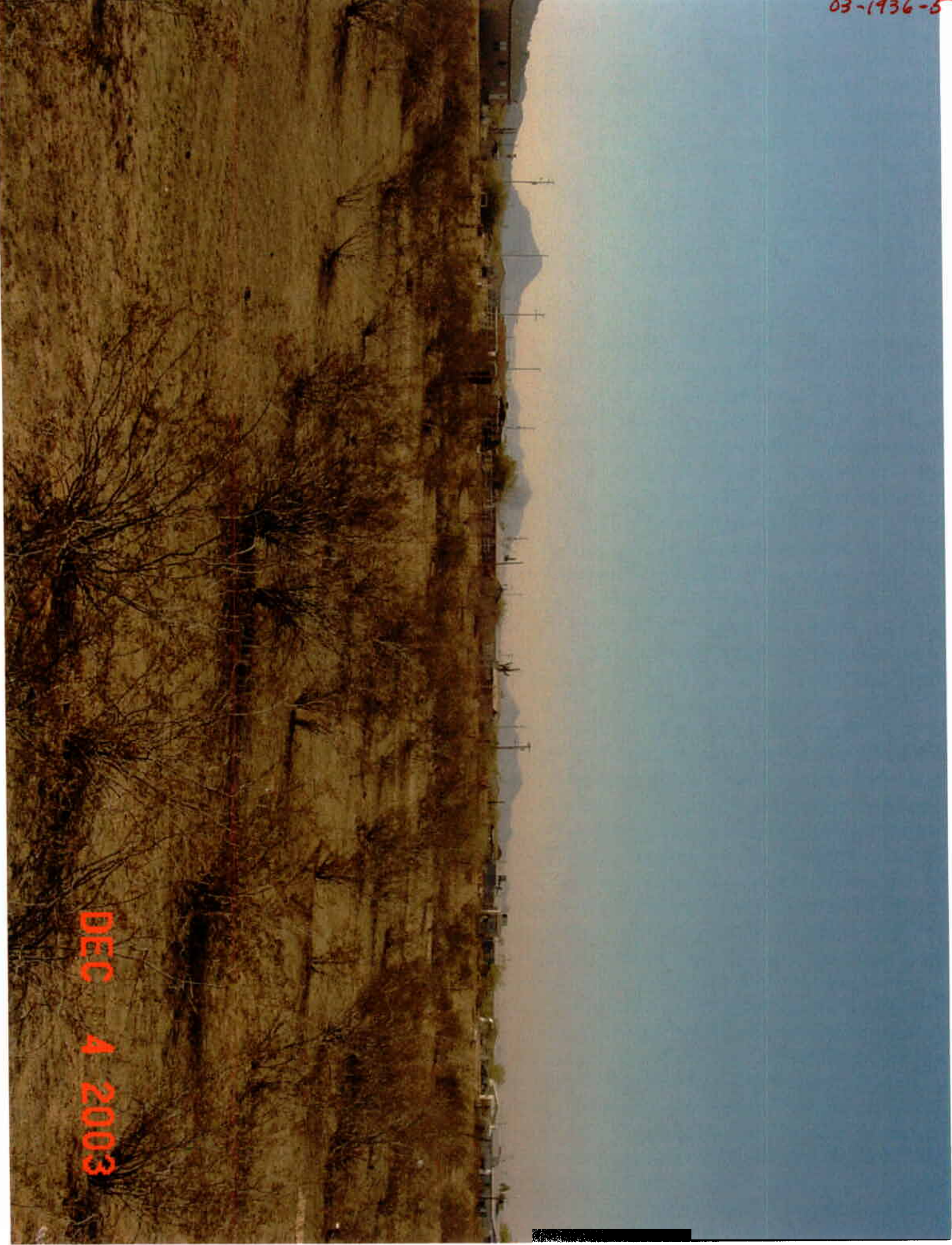
LOT FROM SOUTH



DEC 4 2003

03-1936-8

DEC 4 2003



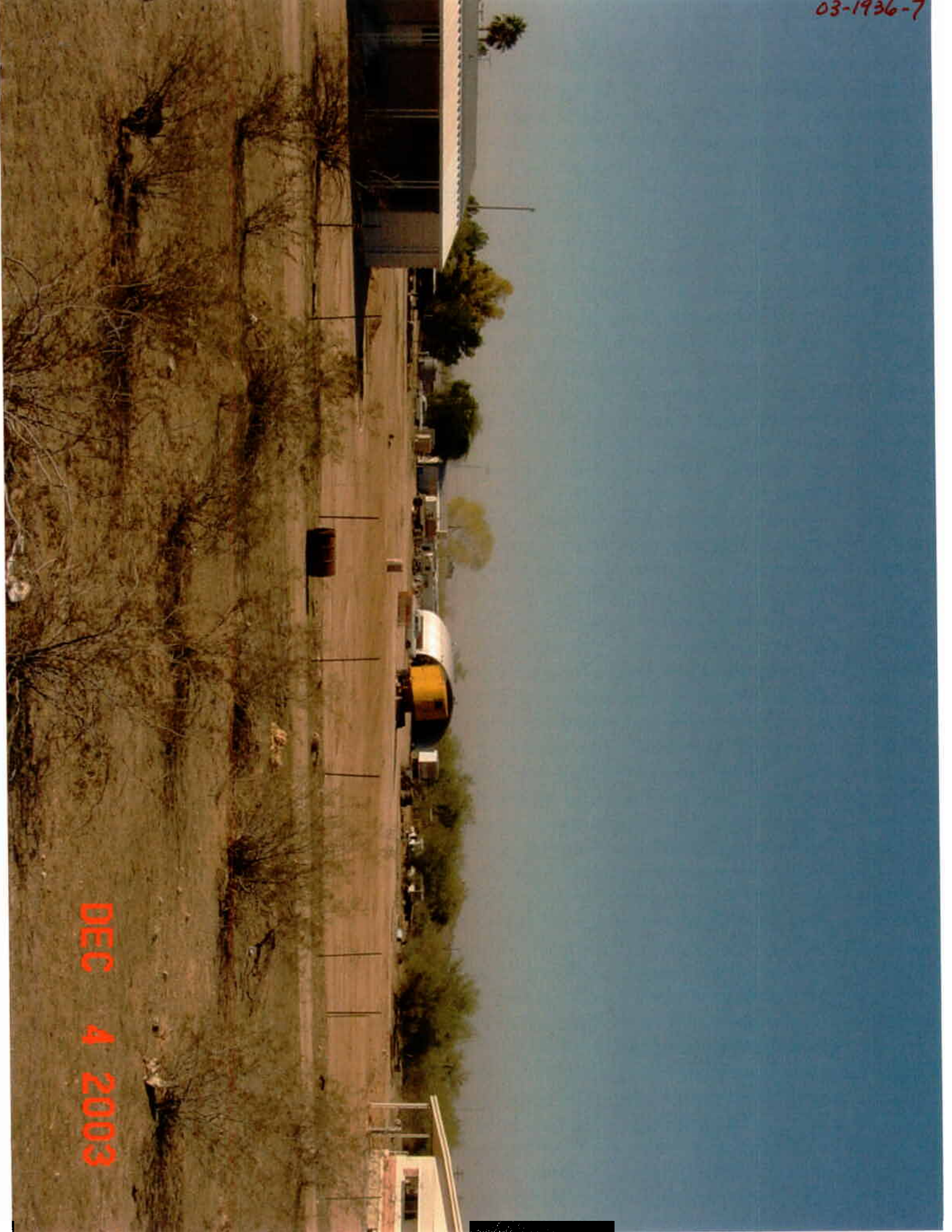
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03-1936-7

DEC 4 2003



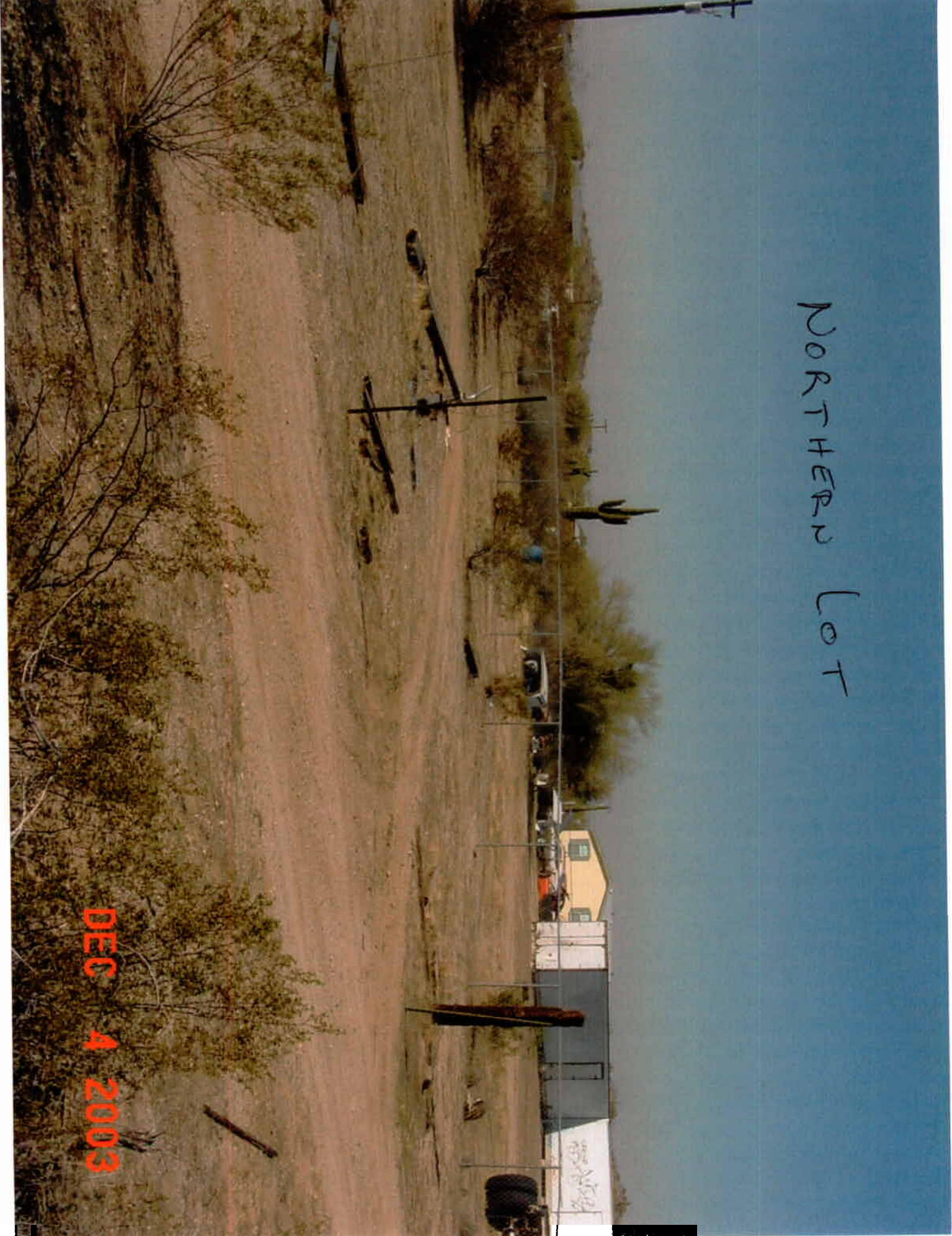
05-1136-8



DEC 4 2003

NORTHERN LOT

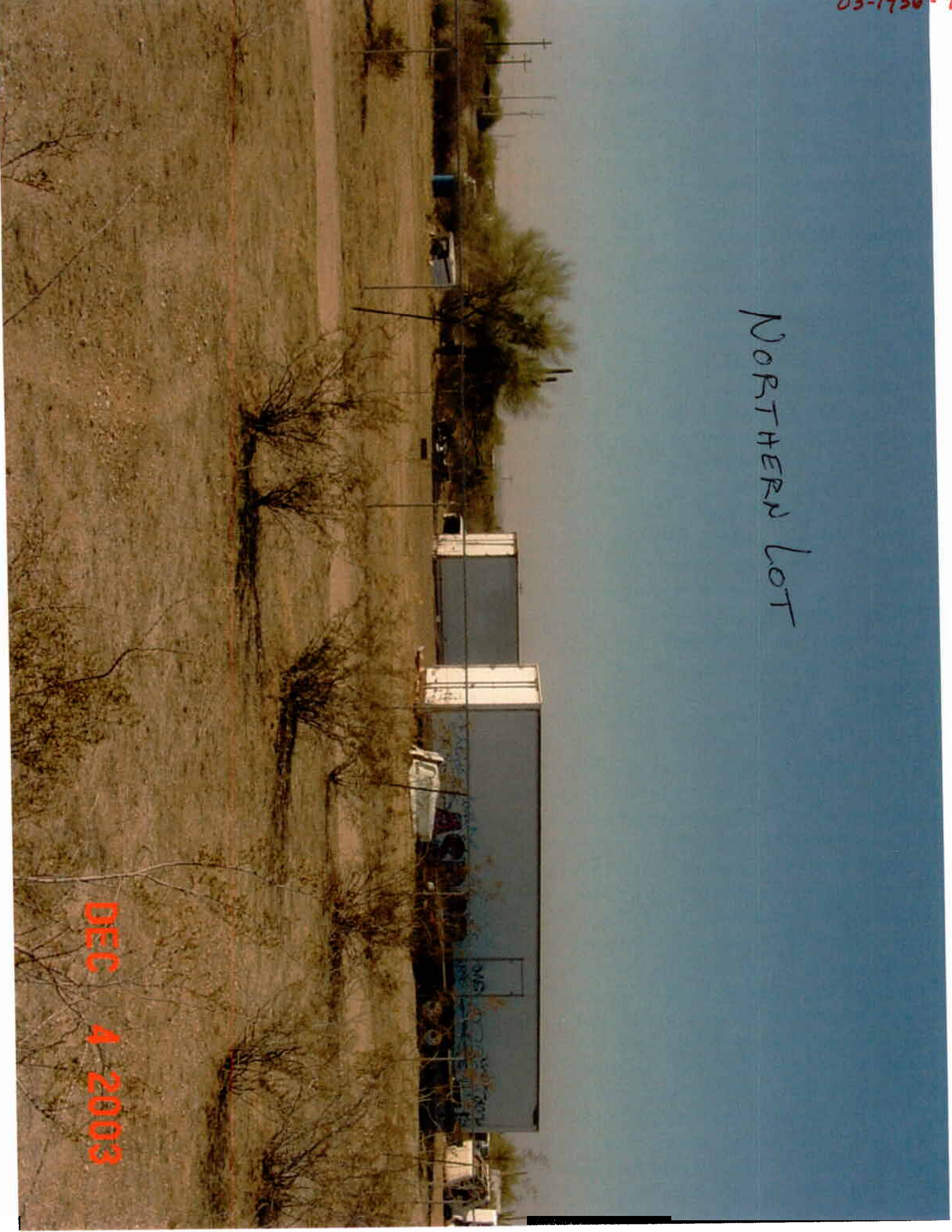
DEC 4 2003



03-1730-1

NORTHERN LOT

DEC 4 2003



03-1936-10

NORTHERN LOT

DEC 4 2003

